

153.0

0010

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

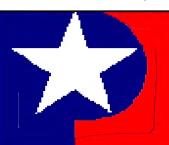
Total Card / Total Parcel
762,100 / 762,100

USE VALUE:

762,100 / 762,100

ASSESSED:

762,100 / 762,100


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWLING N./COMEAU J./TIMBERS A
Owner 2:	TRS/THE MARIANNE COMEAU TRUST
Owner 3:	
Street 1:	C/O NANCY DOWLING
Street 2:	125 CAMBRIDGE PK DR S-2

Twn/City: CAMBRIDGE

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02140		Type:

PREVIOUS OWNER

Owner 1:	COMEAU MARIANNE -
Owner 2:	-
Street 1:	54 FISHER RD
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION
 This parcel contains 6,378 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
 Code Descrip/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z R1 SINGLE FA 100 water
 o Sewer
 n Electri
 Census: Exempt
 Flood Haz:
 D Topo 1 Level
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
 Code Fact PriceUnits Type LT Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code Value

101	One Family	6378	Sq. Ft.	Site	0	80.	0.96	9									489,070				489,100
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	---------	--	--	--	---------

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6378.000	268,400	4,600	489,100	762,100		102356
							GIS Ref
							GIS Ref
							Insp Date
							03/10/18

Total Card	0.146	268,400	4,600	489,100	762,100	Entered Lot Size
Total Parcel	0.146	268,400	4,600	489,100	762,100	Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 481.12 /Parcel: 481.1 Land Unit Type:

Parcel ID 153.0-0010-0003.0

!12076!	PRINT
Date	Time
12/11/20	02:11:35
LAST REV	
Date	Time
08/23/19	10:18:28
jorourke	
12076	

Prior Id # 1: 102356
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMEAU MARIANNE	52843-109		5/26/2009	Family		1	No	No	
COMEAU CATHERIN	32786-414		4/19/2001	Family		99	No	No	
	9866-325		1/1/1901			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
3/1/2013	279	Manual	5,447	C					8/23/2019	Mail Update	JO	Jenny O				
7/23/1996	333		10,000					REMODEL KIT/ADD 1/	3/10/2018	MEAS&NOTICE	HS	Hanne S				
									5/24/2013	Info Fm Prmt	EMK	Ellen K				
									11/11/2008	Meas/Inspect	197	PATRIOT				
									11/11/2008	Meas/Inspect	189	PATRIOT				
									4/6/2000	Measured	263	PATRIOT				
									7/24/1993		RV					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

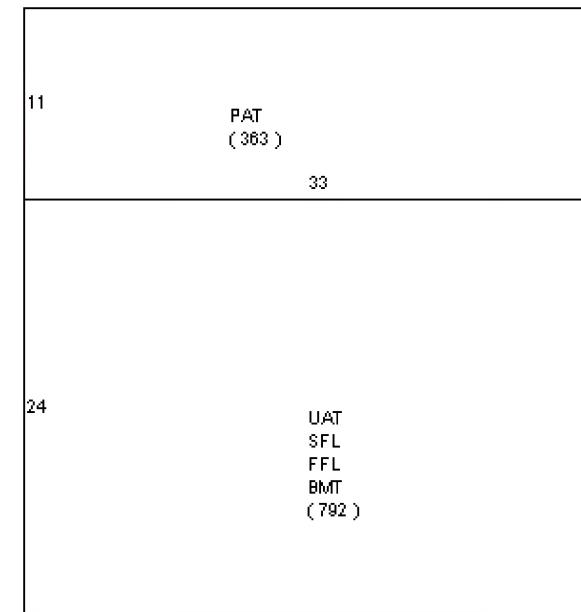
Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	50%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE/WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN BSMT.											

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1936
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	35.6	%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.31287873
Const Adj.:	1.00474954
Adj \$ / SQ:	178.080
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416693
Depreciation:	148343
Depreciated Total:	268350

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 1 HB: 1	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	6
	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	792	53.420	42,312						
FFL	First Floor	792	178.080	141,040						
SFL	Second Floor	792	178.080	141,040						
PAT	Patio	363	3.300	1,197						
UAT	Upper Attic	198	71.230	14,104						
Net Sketched Area:				2,937	Total:	339,693				
Size Ad	1584	Gross Are	3531	FinArea	1584					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X27	A	AV	1936	23.42	T	40	101			4,200			4,200
19	Patio	D	Y	1	8X20	A	AV	1936	4.59	T	40.8	101			400			400

More: N

Total Yard Items: 4,600

Total Special Features:

Total: 4,600